

To: Conner, Rita A.[RAConner@dmgov.org]
Cc: Howell, Tonya[Howell.Tonya@epa.gov]
From: Nazar, Kristen
Sent: Mon 9/11/2017 4:34:45 PM
Subject: RE: Dico Site
FinalDesMoinesTCE_BuildingDemo_EECA_Rev03.pdf

Rita,

As you know, EPA's Engineering Evaluation/Cost Analysis went on public notice last Thursday. I know Tonya has already provided the EE/CA to you, but I wanted to draw your attention to pages ES-4, 11-12, and 14-16, which discuss potential cost savings available for the work remaining on-Site. I think it would be helpful for the EPA and the City to discuss how certain site decisions could generate significant cost savings and make redevelopment easier. Tonya and I could also chat with you about potential resources that might be available through EPA to assist the City in its redevelopment planning for the Site. Would you have some time available later this week for a conference call? If the City has retained outside environmental counsel, it might be helpful for outside counsel to participate as well.

Thanks!

Kristen Nazar
Attorney, Office of Regional Counsel
United States Environmental Protection Agency, Region 7
11201 Renner Boulevard
Lenexa, Kansas 66219
(913) 551-7450

-----Original Message-----

From: Conner, Rita A. [mailto:RAConner@dmgov.org]
Sent: Friday, September 01, 2017 1:55 PM
To: Peterson, Mary <Peterson.Mary@epa.gov>
Cc: Nazar, Kristen <Nazar.Kristen@epa.gov>; Howell, Tonya <Howell.Tonya@epa.gov>
Subject: Re: Dico Site

Hi Tonya, look forward to meeting in person. Take care in Texas, Mary!

Sent from my iPhone

> On Sep 1, 2017, at 1:28 PM, Peterson, Mary <Peterson.Mary@epa.gov> wrote:

>

> Rita and Kristen - Please note that I am looping in Tonya Howell on these communications. Tonya is our lead technical project manager for the site and will be starting to take over the larger redevelopment aspects of the project. Fortunately Tonya is also our site Reuse Coordinator so she brings some good background and experience to this project. I am currently in Dallas helping to support EPA's response to Hurricane Harvey and need to delegate my duties on Dico.

>

> Take Care!

>

>

>

> -----Original Message-----

> From: Nazar, Kristen

> Sent: Friday, September 01, 2017 11:13 AM

> To: Conner, Rita A. <RAConner@dmgov.org>

> Cc: Peterson, Mary <Peterson.Mary@epa.gov>
> Subject: RE: Dico Site
>
> Great - yes. Let me know when you would like to get something scheduled. Thanks!
>
> -----Original Message-----
> From: Conner, Rita A. [mailto:RAConner@dmgov.org]
> Sent: Friday, September 01, 2017 11:06 AM
> To: Nazar, Kristen <Nazar.Kristen@epa.gov>
> Cc: Peterson, Mary <Peterson.Mary@epa.gov>
> Subject: Re: Dico Site
>
> Thank you! One additional item. We met at length with the school district and things likely need to move more quickly for them, as you know. It will make sense to bring them into the direct communication chain we have with you and perhaps schedule another meeting? There may very well be a more timely path to the district being more of the lead entity, and we want to figure that out with them and you if we could.
>
> Sent from my iPhone
>
>> On Sep 1, 2017, at 11:01 AM, Nazar, Kristen <Nazar.Kristen@epa.gov> wrote:
>>
>> Sorry about your knee - just send it our way once it is final!! Thanks and have a nice weekend!
>>
>> -----Original Message-----
>> From: Conner, Rita A. [mailto:RAConner@dmgov.org]
>> Sent: Friday, September 01, 2017 10:53 AM
>> To: Nazar, Kristen <Nazar.Kristen@epa.gov>
>> Cc: Peterson, Mary <Peterson.Mary@epa.gov>
>> Subject: Re: Dico Site
>>
>> Hi, I am still poking along on the white paper, sorry! I have been in and out the past few weeks with my knee injury. Is next week too late?
>>
>> Sent from my iPhone
>>
>>> On Sep 1, 2017, at 10:18 AM, Nazar, Kristen <Nazar.Kristen@epa.gov> wrote:
>>>
>>> Hey Rita! Hope you are well. Quick question – is there an updated version of the attached document, or is this the final? EPA is going to include this redevelopment info in its administrative record. Thank you!
>>>
>>> Kristen Nazar
>>> Attorney, Office of Regional Counsel United States Environmental
>>> Protection Agency, Region 7
>>> 11201 Renner Boulevard
>>> Lenexa, Kansas 66219
>>> (913) 551-7450
>>>
>>>
>>>
>>> From: Conner, Rita A. [mailto:RAConner@dmgov.org]
>>> Sent: Friday, August 18, 2017 1:34 PM
>>> To: Peterson, Mary <Peterson.Mary@epa.gov>; Nazar, Kristen
>>> <Nazar.Kristen@epa.gov>; Delafield, Phillip M.
>>> <PMDelafield@dmgov.org>
>>> Subject: RE: Dico Site

>>>

>>> Thanks Mary, we appreciate this. I've made some progress on the white paper and hope to finish yet today or Monday. We took the attached documents to a meeting this week with EPA (your Region 7 Acting Director) and DNR leadership that was scheduled by one of our City Council members, Chris Hensley. The documents are very preliminary and we noted that at the meeting; basically a checklist to track activities and the initial site sketches you saw at the worksession at RDG.

>>>

>>> We look forward to the upcoming discussion with our legal staff and yours next week, as well as a pending meeting between the school district and City to discuss some of the potential next steps from our recent worksession with you, and the meeting this week with DNR. The possible vetting of an ownership role is a new step for the city but several variables are evolving to make that a necessary consideration. Our attorneys will be understandably cautious, and eager to learn as much as possible, particularly on the potential risks. We will provide them as much background as possible.

>>>

>>> To that end, please send along anything else of relevance, particularly any sites in the nation that may be examples of local government/state government involvement in Superfund reuse. I'll do some searching as well for case studies; Mel Pins had always referenced Wichita, Kansas as a site.

>>>

>>> Thanks again,

>>>

>>>

>>>

>>> Rita Conner

>>> Economic Development Coordinator

>>> 400 Robert D. Ray Drive Des Moines, Iowa 50309

>>> 515-283-4019 raconner@dmgov.org<<mailto:raconner@dmgov.org>>

>>>

>>> [cid:image001.jpg@01D3230B.7BA0BB20]

>>> OFFICE OF ECONOMIC DEVELOPMENT

>>> Temporary address 400 East Court Avenue

>>>

>>>

>>>

>>> From: Peterson, Mary [<mailto:Peterson.Mary@epa.gov>]

>>> Sent: Thursday, August 17, 2017 2:40 PM

>>> To: Conner, Rita A. <RAConner@dmgov.org<<mailto:RAConner@dmgov.org>>>;

>>> Nazar, Kristen

>>> <Nazar.Kristen@epa.gov<<mailto:Nazar.Kristen@epa.gov>>>;

>>> Delafield, Phillip M.

>>> <PMDelafield@dmgov.org<<mailto:PMDelafield@dmgov.org>>>

>>> Subject: RE: Dico Site

>>>

>>> Hi Rita,

>>>

>>> Attached are boring logs from the 2016 site characterization work that EPA conducted at the Dico property. These represent the areas where EPA cored through the concrete building foundations to assess conditions beneath the buildings. These may be very helpful to the developers. We are also searching our historical records for boring logs in other areas of the site (areas that are now covered with the asphalt cap). I will send those as soon as we can pull them together from our files (will take some digging).

>>>

>>> I'd be interested to see the white paper when you have it completed. Looking forward to our call next week.

>>>

>>> [Mary Peterson Signature Block]

>>>

>>> From: Conner, Rita A. [mailto:RAConner@dmgov.org]
>>> Sent: Monday, August 14, 2017 1:46 PM
>>> To: Nazar, Kristen
>>> <Nazar.Kristen@epa.gov<mailto:Nazar.Kristen@epa.gov>>; Delafield,
>>> Phillip M. <PMDelafield@dmgov.org<mailto:PMDelafield@dmgov.org>>;
>>> Peterson, Mary <Peterson.Mary@epa.gov<mailto:Peterson.Mary@epa.gov>>
>>> Subject: RE: Dico Site
>>>
>>> Hi Kristen, Mary-
>>>
>>> We look forward to the call. We've worked on a summary of the worksession August 4 with EPA,
DNR, City staff and consultants and that summary will be forthcoming. Attaching the test fit scenarios
from that meeting as promised. As with past scenarios we've shared with EPA, please note that these are
preliminary and for discussion only, as there has been no detailed review or process, other than the
schematic vetting by the design team. We will also provide to the site owner as with past scenarios.
>>>
>>> We want to ensure that we are tracking on any additional deliverables needed from our end, and also
anything that was forthcoming from EPA that can offer additional technical assistance to advise the
design team, police department and school district in their vetting process. My recollection is that there
were some past borings/reports that may assist in analyzing remediation and/or capping alternatives; the
summary will do a better job detailing this than I am here. We had also discussed the language that could
narrate how ownership may be undertaken without certain impacts. We will be able to discuss that on the
call; it will likely be at the top of the interest list for our legal staff.
>>>
>>> I am continuing work on trying to get the white paper draft done for our government relations director
and the rest of our team and yours. Going slowly, but hope to complete yet today.
>>>
>>> Thanks for the continued partnership. I have been trading emails with Chuck Becker and hope to talk
with him yet today also.
>>>
>>>
>>>
>>> Rita Conner
>>> Economic Development Coordinator
>>> 400 Robert D. Ray Drive Des Moines, Iowa 50309
>>> 515-283-4019 raconner@dmgov.org<mailto:raconner@dmgov.org>
>>>
>>> [cid:image003.jpg@01D3230B.7BA0BB20]
>>> OFFICE OF ECONOMIC DEVELOPMENT
>>> Temporary address 400 East Court Avenue
>>>
>>>
>>>
>>> From: Nazar, Kristen [mailto:Nazar.Kristen@epa.gov]
>>> Sent: Thursday, August 10, 2017 3:58 PM
>>> To: Conner, Rita A. <RAConner@dmgov.org<mailto:RAConner@dmgov.org>>;
>>> Delafield, Phillip M.
>>> <PMDelafield@dmgov.org<mailto:PMDelafield@dmgov.org>>
>>> Cc: Fisher Jr., Thomas G.
>>> <TGFisher@dmgov.org<mailto:TGFisher@dmgov.org>>; McDowell, Lawrence R.
>>> <LRMcDowell@dmgov.org<mailto:LRMcDowell@dmgov.org>>
>>> Subject: RE: Dico Site
>>>
>>> Rita and Phil – It looks like we all might be available August 22nd at 11am. I will follow up with an
Outlook invite with conference call information. Let me know if we need a different time on the morning of
the 22nd. Thanks!

>>>
>>> Kristen Nazar
>>> Attorney, Office of Regional Counsel United States Environmental
>>> Protection Agency, Region 7
>>> 11201 Renner Boulevard
>>> Lenexa, Kansas 66219
>>> (913) 551-7450
>>>
>>>
>>> From: Conner, Rita A. [mailto:RAConner@dmgov.org]
>>> Sent: Thursday, August 10, 2017 2:07 PM
>>> To: Delafield, Phillip M.
>>> <PMDelafield@dmgov.org<mailto:PMDelafield@dmgov.org>>
>>> Cc: Nazar, Kristen
>>> <Nazar.Kristen@epa.gov<mailto:Nazar.Kristen@epa.gov>>; Fisher Jr.,
>>> Thomas G. <TGFisher@dmgov.org<mailto:TGFisher@dmgov.org>>; McDowell,
>>> Lawrence R. <LRMcDowell@dmgov.org<mailto:LRMcDowell@dmgov.org>>
>>> Subject: Re: Dico Site
>>>
>>> Ditto for the other dates and times Phil provided.
>>>
>>> Sent from my iPhone
>>>
>>> On Aug 10, 2017, at 2:03 PM, Conner, Rita A.
>>> <RAConner@dmgov.org<mailto:RAConner@dmgov.org>> wrote:
>>> Both pm dates work for me also, thanks.
>>>
>>> Sent from my iPhone
>>>
>>> On Aug 10, 2017, at 2:01 PM, Delafield, Phillip M.
>>> <PMDelafield@dmgov.org<mailto:PMDelafield@dmgov.org>> wrote:
>>> Kristen:
>>>
>>> Larry McDowell, Tom Fisher and I are available Tuesday 8/15 and Thursday 8/17 afternoons. Also
some potential times mid-afternoon on Wednesday 8/16. Also available all day Monday 8/21 and
Tuesday 8/22, except 10:00. Further available the afternoons of Wed-Fri. 8/23 to 8/24.
>>>
>>> I've also copied Rita in to allow her to attend if she is available.
>>>
>>>
>>> Phil Delafield
>>> Community Development Director
>>> City of Des Moines
>>>
>>> p) 515-283-4239
>>> e) pmdelafield@dmgov.org<mailto:pmdelafield@dmgov.org>
>>>
>>> [Image removed by sender.
>>> <http://www.dmgov.org/images/CDMLogos/CDMcommunityDevLogo.png>]
>>>
>>> From: Nazar, Kristen [mailto:Nazar.Kristen@epa.gov]
>>> Sent: Monday, August 07, 2017 11:03 AM
>>> To: Delafield, Phillip M.
>>> <PMDelafield@dmgov.org<mailto:PMDelafield@dmgov.org>>
>>> Subject: Dico Site
>>>

>>> Phil,

>>>

>>> Thank you to you and Rita for facilitating Friday's meeting- I thought it was very productive. I wanted to circle back with you regarding the City's condemnation/eminent domain authority. I was hoping to setup a quick call sometime in the next week or two with you and an attorney on behalf of the City to discuss potential future options. Dave Hoefer and I will participate on behalf of EPA- I will also invite Mary Peterson. If you and an attorney for the City are available, let me know what days/times work best for you.

>>>

>>> Thank you,

>>>

>>> Kristen Nazar

>>> Attorney, Office of Regional Counsel United States Environmental

>>> Protection Agency, Region 7

>>> 11201 Renner Boulevard

>>> Lenexa, Kansas 66219

>>> (913) 551-7450

>>>

>>> <image001.jpg>

>>> <image002.png>

>>> <image003.jpg>

>>> <image005.jpg>

>>> <2017-08-03 - DICO Site Diagrams_11x17.pdf> <Updated Former DICO

>>> Site Redevelopment Summary 2017.docx>